



Tyson's Service District Issue

Tyson's Service District Issue

veliotes@aol.com <veliotes@aol.com>

Fri, Sep 6, 2013 at 3:01 PM

To: epalen@dls.virginia.gov

Cc: delegatekean@gmail.com, lindasmythprovdist@fairfaxcounty.gov

Chairman

Delegate Danny Marshall

Dear Mr. Chairman:

The more than 2000 residents of the Rotonda condominium in McLean are pleased to learn that on Sept. 12 your committee will review the Tyson's Service District Issue . It is the responsibility of the developers and businesses that will greatly profit from the development of this area to fund this development. We residents will be required to suffer from the disruptions of years of construction. Whatever benefit to us will come from the Silver Line for which we are already paying .

We trust, therefore, that your committee will decide to relieve us of the requirement to pay an additional , grossly unfair tax.

Sincerely,

Patricia and Nicholas Veliotes
Apt. 701, 8350 Greensboro Drive
McLean, VA 22102



Elected to the Board of Supervisors

Tysons Transportation Service District

TJ Crane <crane_tj@yahoo.com>

Sun, Sep 8, 2013 at 11:32 AM

Reply-To: TJ Crane <crane_tj@yahoo.com>

To: "epalen@dls.virginia.gov" <epalen@dls.virginia.gov>, "delegatekeam@gmail.com" <delegatekeam@gmail.com>

Cc: "Provdist@fairfaxcounty.gov" <Provdist@fairfaxcounty.gov>

Dear Delegates,

I am writing to request you vote in support of Del. Keam's HB2131. The Fairfax County Board of Supervisors voted eight to two to create the Tysons Corner Service District. Regrettably, the Board of Supervisors felt they were statutorily limited from imposing different taxes on commercial and residential properties. Voting in favor of HB2131 addresses their concerns and allows the Board of Supervisors to more equitably distribute the tax burden in mixed-use zones by excluding certain classes of properties, such as condominiums, from the service district tax.

We are not the developers. We are not the ones generating the need for these road improvements. We are not going to make a profit. We are going to experience increased traffic and congestion in and around the Metro, yet we are the ones being taxed so others can benefit. My wife and I have been owners in The Colonies Condominiums for the past nine years. This tax will have a disproportionate impact on existing TysonsCorner residents, particular those that chose to live in condominium communities as a method of fixing expenses because of fixed incomes or because they see the environmental values of condominium communities. This 40 year tax is a major financial burden on existing residents and will motivate new residents to live in nearby communities that are not in the service district, while still taking advantage of Tysons' amenities.

Taxation of residents was not part of the financing included in the 2010 County Comprehensive Plan of Tysons. The County never reviewed or requested an impact or cost/benefit analysis study regarding the need for this taxation. This tax was not discussed publicly during the several years of planning leading up to construction of the Metro or during the construction. It appears as though this was just a last minute "grab" of potential tax revenues for supervisors who would not face the votes of residents in Tysons Corner.

Therefore, I strongly request you vote in support of HB2131, and allow the Board of Supervisors to more equitably distribute the tax burden in the service district.

Clyde Crane IV, Esq.
7630 Provincial Dr., #109
McLean VA 22102



Received: 2013-09-07 15:59:00 (UTC) from liane9@verizon.net

Tyson's Tax

liane9@verizon.net <liane9@verizon.net>

Sat, Sep 7, 2013 at 3:59 PM

To: provdist@fairfaxcounty.gov, delegatekeam@gmail.com, epalen@dls.virginia.gov

Delegate Marshall,

I was just informed you be re-thinking the Tysons transportation tax issue. Good thinking.

I wrote Lynda Smith 3-4 years ago complaining of high taxes and 1-2 hour 5-mile commutes home to the Rotonda each working day. The subway is overdue and we were held accountable for a tax before the metro was up and running!

I have paid dearly to live in Tysons for the last 25 years, hearing from everyone how they would not come to Tysons to visit. Let's see how quickly the traffic is back to pre 90's before we have to pay extra taxes.

Liane Sprunk



Elizabeth Palmer, Supervisor, Providence District

RE: Tysons Transportation Service District Tax Hearing

Harry Chernoff <hchernoff@cox.net>

Fri, Sep 6, 2013 at 8:00 PM

To: Jim Tracy <jtracy@rotonda.org>

Cc: epalen@dls.virginia.gov, delegatekeam@gmail.com, Provdist@fairfaxcounty.gov

I have owned an apartment in the Rotonda Condominium complex in McLean since 1996 (Building 1, Unit 309) and I support INCLUDING the residential property owners in the Tysons Transportation Service District.

Harry Chernoff

10721 Sycamore Springs Lane

Great Falls, VA 22066

703.657.0487 (home)

703.434.1215 (office / cell)

hchernoff@cox.net

From: Jim Tracy [mailto:jtracy@rotonda.org]**Sent:** Friday, September 06, 2013 1:45 PM**To:** Harry Chernoff**Subject:** Tysons Transportation Service District Tax Hearing

Information from:

Linda Smyth

Providence District Supervisor

Subsequent to my initial email to you regarding the proposed Tysons Transportation Service District, Delegate Mark

9/9/13

Virginia Legislative Information Systems Mail - RE: Tysons Transportation Service District Tax Hearing

Keam introduced House Bill 2131 that tried to exempt certain residents from being included in the service district. In the General Assembly session, the bill was laid on the table and referred to the Housing Commission.

I have just learned that the Housing Commission is holding a meeting Thursday, September 12 at 10am in Richmond (House Room C in the General Assembly Building, 201 N. 9th Street, Richmond, VA 23219), and one of the issues that the Commission will consider is the Tysons Service District issue. Residents are invited to attend and/or submit written comments.

Written comments should be addressed to Chairman Delegate Danny Marshall in care of Elizabeth Palen at epalen@dls.virginia.gov and copied to Delegate Keam at delegatekeam@gmail.com as well as to me at Provdist@fairfaxcounty.gov.

Patricia Flavin

8340 Greensboro Drive, Apt 922

McLean, Va. 22102

PattiFlavin@Gmail.com

Phone 703-992-8345

Chairman Delegate Danny Marshall

Elizabeth Palen

Dear Mr. Marshall & Ms. Palen,

I protest the unfair tax burden on the residents in the Tysons Corner Service Tax District, Fairfax County, Virginia. I believe that the **few** citizens who live in the Tysons Service Tax District are being singled out to pay this burden, when the reality is, it is the masses from all over Maryland, Virginia, and beyond who will benefit from using the Metro Stations and Hot Lanes to travel into & through the Tysons Service Tax District.

The taxpayers who having been living in the Tysons Service Tax District during the construction of the multiple Metro Rail Stations and Hot Lanes, have been burdened from constant loud noise, 24 hours a day, especially at night since the project has been done particularly at night. You can't open your windows without hearing loud construction noise. Fire engines are heard constantly, 5 in less than an hour, while writing this note. The quality and quietness of life, especially along Greensboro Drive, Westpark & International Drives have been significantly affected. The tall buildings have created canyons. Sounds amplify and echo off the buildings, especially affecting the higher floors. The "SOUND POLLUTION" problem needs to be addressed.

The opening of the Metro rail stations will bring additional and serious noise pollution to this area. This "Diminished Quality Of Residential Life", has not been addressed in the Tysons Service Tax District. Other areas have metro trains below ground. These trains are elevated. The noise will be heard and echoed everywhere. People who use the metro and travel through this district don't care about the noise. The residents do!

Two additional concerns are "LIGHT POLLUTION" and "GREENSPACE". My community, The Rotonda Condominium, represents one of the oldest and largest residential properties within the Tysons Service Tax District. Its sprawling wooded 36 acres represents the largest "Green Space" in the Tysons area. We have not seen any future significant "Green Space" planning for this Service Tax District.

The intense light pollution coming from the office buildings and street lights make it difficult to sleep without blackout curtains and the windows closed. These are a serious problems for tax payers. What are the plans to monitor and protect taxpayers against these environmental problems?

Regards,

Patricia Flavin, Property Owner



Elizabeth Palen, Chairman, Housing Commission

Opposition to Tysons Service District Tax on Residents

TJ <tjohann@verizon.net>

Fri, Sep 6, 2013 at 3:13 PM

To: epalen@dls.virginia.gov

Cc: delegatekeam@gmail.com, provdist@fairfaxcounty.gov, rotondaboard@rotonda.org

September 6, 2013

Chairman Delegate Danny Marshall

c/o Elizabeth Palen

Housing Commission

Virginia House of Delegates

Re: Opposition to Tysons Service District Tax on Residents

Dear Chairman Delegate Marshall:

As a 17 year resident/owner at The Rotonda Condominium Unit Owners Association, I would like to express my strong opposition to the proposed Tysons Service District Tax on small businesses and residents for the following reasons:

- Taxation of residents was not part of the financing include in the 2010 Fairfax County Comprehensive Plan for Tysons. The County never reviewed or requested an impact or cost/benefit analysis study regarding the need for this taxation.
- A 40 year tax is a financial burden on existing and new residential owners. A Tysons Tax works against the creation of the County's vision of a Tysons Urban Center.
- People may choose to live in a nearby community that is not in the Service District and still take advantage of the employment base, shops, and new amenities in Tysons.
- Transportation funding will clearly help developers, but with more road and infrastructure it will definitely have a negative and disruptive impact on residents and small businesses in Tysons.
- Taxation begins in 2013 but benefits will not be seen for decades. Many older residents of Tysons on fixed incomes would immediately feel the impact of increased taxation.

I request that you support legislation that would exempt residential property from the proposed Tysons Service District Tax. Thank you.

35th House District constituent,

/s/

Thomas M. Johanneck

8370 Greensboro Drive, #817

McLean, VA 22102



Elizabeth R. Marshall, Chairman
 House of Delegates

Tyson's Transportation Tax Issue

Alexandra Stabler <alexandrastabler@yahoo.com>

Fri, Sep 6, 2013 at 3:29 PM

Reply-To: Alexandra Stabler <alexandrastabler@yahoo.com>

To: "epalen@dls.virginia.gov" <epalen@dls.virginia.gov>

Cc: "Provdist@fairfaxcounty.gov" <Provdist@fairfaxcounty.gov>, "delegatekeam@gmail.com" <delegatekeam@gmail.com>

Dear Chairman Delegate Danny Marshall,

It has come to my attention that the Virginia Government has agreed to consider a possible bill that will allow residents of the Tyson's area some relief regarding the proposed transportation tax that has been levied to help pay for the infrastructure improvements in the Tyson's area.

I am a renter here. I enjoy living here. I want to emphasize again that I **live** here, **really live** here. The infrastructure improvements mean absolutely nothing to me. They do not improve my life in any way nor help me to get around any better than I used to before they came here. It seems unnecessary, then, to levy a tax for something from which I, as a typical resident of the area, will not benefit.

Who benefits from the improvements? The businesses, hotels, and places of entertainment which want customers and employees to flock to their establishments. It is they who should foot the burden for improvements which are designed to help them.

Yes, I am a renter. What the increased taxes will do is shoot up my rent. My apartment is owned for the purpose of earning money for a set of retired owners. They are already paying taxes on that income and on the value of the apartment. They - they live in the same complex - are no more benefited by the new infrastructure than I am. They will be forced to put up my rent to be able to earn the monies they did before.

Yes, the extension of the metro would have resulted in higher rents because of the perceived added benefit that the Metro represents, even if there were to have been no tax increase. Yes, and this new metro extension will also attract new and more people to this area who would not have chosen to live here prior to it being built because of their dependence on public transport and the competition for attractive housing they represent will drive rents up further. I agree with you there. That people want to live in this area is no new thing. This area has **always** attracted people because of its work opportunities and because of its fine schools. And because it is an up-scale neighborhood for executive grade employees. The metro, therefore, is not going to change much there. However, taxing the property because an element of infrastructure will help occupants is nonsensical. Yes, the infrastructure will probably put up housing values. However, property taxes will rise commensurately. A transportation tax is inappropriate.

The new infrastructure is designed to provide workers and shoppers coming to the area with easier access to their places of work or to the shops where they want to shop. Now and before, workers and shoppers who came here always either took buses or drove. Yes, the metro will help them. Why not put up the cost of Metro tickets to all the new stops? Why not tax the companies, hotels, and offices which do business here. But don't put up the cost of living here. That is what this new tax is going to do. The tax gives us all - all the residents here - an added burden without actually giving us anything back for what we have laid out. The existing taxes we pay pay for the roads. Very few of the people who live in this area actually work here. The metro will make it easier for all these businesses to attract workers from greater distances. So, the infrastructure is helping only the businesses and workers and shoppers who come here.

Levying a tax on new infrastructure elements in an area which has had housing for more than several decades makes no sense. Owners, whether they be occupants or leasers, do not need the new infrastructure. This is essentially not a constitutional tax as one is asking people to pay for something that does not bring them any benefits. What benefit it could bring them could be taken care of with increased ticket costs at the Tyson's area new metro stations and by increasing business taxes.

Please do not allow this transportation tax to be added to the burden that residents of the area already carry.

Sincerely,

Alexandra M. Stabler



Elected to the House of Delegates

Tax district

Richhenn78@aol.com <Richhenn78@aol.com>

Mon, Sep 9, 2013 at 12:47 PM

To: epalen@dls.virginia.gov

Cc: delegatekeam@gmail.com, Provdist@fairfaxcounty.gov

I am writing in support of House Bill 2131. I have lived in Tysons Corner over 30 years and experienced how growth has congested this area. I don't think it is fair to make citizens who have lived here pay for more growth that will only make traffic worse.

Richjard G. Henninger, Sr.
8380 Greensboro Dr. #512
McLean, VA 22102
703-734-3262



Received: 2013 Sep 9 11:11:11 AM
From: "H.R. Nouri" <hrnouri@verizon.net>
To: "epalen@dls.virginia.gov" <epalen@dls.virginia.gov>
Subject: Bill 2131 Housing Commitsion Sept.12, Tysns Service District

Bill 2131 Housing Commitsion Sept.12, Tysns Service District

hrnouri@verizon.net <hrnouri@verizon.net>

Mon, Sep 9, 2013 at 5:33 PM

To: epalen@dls.virginia.gov

Dear Chairman Delegate Danny Marshall

Thank you and the Members of the Housing Commission for considering House Bill 2131 introduced by Delegate Mark. Keam

Delegate Keam's House Bill 2131 would correct a great injustice dumped on 18000+Residents of the "Tysons-Wide Service District " of Fairfax County.

Until 2012 residents of Fairfax County had been promised we would not be taxed for the Metrorail to Dulles Airport. For us in particular this was 13 years of promises. In 2012,however, the Fairfax Commissioners chose to use the term "Service District"

instead of "Transportation District" to raise the taxes for the Metrorail to Dulles Airport. Suddenly 18,000+ citizens of Fairfax Countywere informed we were special because we lived in the "Tysons-Wide Service District and would have this new, additional tax of 7 cents to 9 cents per \$100.00 of assessed property value. This new , additional tax might last for 40 years and need adjusting periodically.

We are not 18,000+ residents who would not feel the sting, the uncertainty and the injustice of this tax. We are retirees, people who work in this area and couples choosing this area for their first home.

Now unless you act 18,000+ of us will have to make real changes to our budgets and lifestyles in order to pay for others who only work here or are passing through on their way to other metro areas.

H.B. 2131 by Delegate Keam is drafted narrowly and would only apply to residents (18,000+) in Tysons who are in the Tysons-Wide Service District. It gives no new advantages but it will halt the kick of injustice that now exists.

We ask you to please work with Delegate Keam and House Bill 2131.

Thank you very much for your time and consideration.

Sincerely,

H.R.Nouri and Jean A. Nouri



View this message in your inbox

Regarding the new taxation for residents of Tysons corner

RITA TOGNI <RITA.TOGNI@longandfoster.com>

Wed, Sep 11, 2013 at 12:34 PM

To: "epalen@dls.virginia.gov" <epalen@dls.virginia.gov>

To whom it may concern,

I am a resident of Tysons Corner; 71 years old, living in a condo my mother who is incapacitated by dementia lives with me and I am her caregiver.

I don't understand why I should be taxed to help the businesses in Tysons Corner.

So far I had to endure for years terrific traffic jams, constant road and building work, noise and the future seems even worst. The quality of life has tremendously decreased with pollution and overcrowding of spaces, inadequate roads due to the enormous traffic which new companies and their employees bring to the area.

Why should I pay an increase in tax? To help the development which brings no advantage to me?

For me a few hundred dollars make a big difference in my budget.

The State should tax the businesses not the residents, we do not get any advantage being surrounded by these businesses. The companies operating in Tysons, make a profit being there, we don't, for the residents is an extra cost with no advantage. Not a place to live, our property value will decrease due to the business operations and the increase on property tax. With so many rentals planned for the future, Tysons corner will be a transient place to live.

This is very wrong to burden few residents with a real estate tax which only helps big companies.

The outrageous thing is that you only tax a few of us with less income resources, who happen to live in a mostly commercial area.

Please, correct this injustice!!!

Yours truly,

Rita Togni

September 11th, 2013

Senator Mamie Locke
General Assembly Building
201 North 9th Street
Second Floor
Richmond, Virginia 23219

Dear Senator Locke:

We understand that the Virginia Housing Commission will consider HB2131, legislation that modifies and clarifies special taxes that Fairfax County may impose. The Fairfax County Chamber of Commerce and our over 650 member companies with more than 500,000 employees across Northern Virginia, is opposed to this special legislation.

This legislation poses a risky precedent within Virginia's tax law by allowing a locality to impose a significant real estate tax increase solely on the business community, while exempting homeowners from the real estate tax increase, all without the consent of a majority of the taxpayers.

Property taxes play a significant role in setting Virginia's business climate. A 2010 study by JLARC found that property taxes comprise 41% of the state and local tax burden on the business community, by far the largest percentage of the tax burden on Virginia businesses. Businesses in the county have, and will continue to bear, their fair share of the tax burden to improve the region's infrastructure, but the Chamber asks that this tax be imposed uniformly and not exempt certain segments of the community.

Improvements in infrastructure in the service district are not meant for the sole benefit of the business community, rather it is meant for everyone who occupies its footprint, particularly residents. In the Fairfax County Planning Commission's September 12, 2102 recommendations to the Board of Supervisors they stated the **"the Tysons-wide road improvements will benefit all residents and landowners who work, play and shop within Tysons, whether they are new office workers or longtime residents. Therefore a portion of the cost of these improvements should be borne by all Tysons landowners"** (emphasis added).

I urge you and your colleagues on the Commission to oppose this legislation.

Should you like to discuss this matter further, please feel free to contact me at (703) 752-7544 or via email at jvidulich@fairfaxchamber.org.

Thank you for your consideration.

Regards,



Joe Vidulich
Vice President of Government Relations
Fairfax County Chamber of Commerce

8230 Old Courthouse Road, Suite 350
Tysons Corner, VA 22182-3853
Tel. (703) 752-7521 Fax (703) 749-9045
www.fairfaxchamber.org